

ARCHITECTURAL REVIEW BOARD

April 8, 1986

MEMBERS PRESENT: Paul Cable
Norm Dooley
Stewart Harrod
Jouett Sheeting (4)

MEMBERS ABSENT: Richard Taylor (1)

There being a quorum, the meeting was called to order by Chairman Cable.

The following changes were made in the minutes of March 3, 1986 by Chairman Cable. The fifth paragraph should read: "Mr. Ed Boggs, of Solar Age, was present and stated that 4 over 4 wood grain aluminum or vinyl siding would be used." The eighth paragraph should read: "Following further discussion, a motion was made by Mr. Dooley that the request be approved and a Certificate of Appropriateness be issued."

A motion was made by Mr. Harrod to approve the minutes of March 3, 1986 as amended and March 11, 1986. The motion was seconded by Mr. Sheeting and carried unanimously.

Under Old Business, Mr. Sheeting thanked The State Journal for the article written about the Board. Mr. Cable expressed disappointment in that the reporter did not contact other members of the Board to receive their input and the people the Board represents, and he suggested that maybe in the future this could be added.

Mr. Sheeting made a recommendation that staff look at the back window of Simon's Furniture on Broadway that has a flashing red neon light advertising the furniture store.

Under New Business, the first item was a request from Mr. Granville Coblin, Sr. for exterior remodeling at 115 Shelby Street. The proposed work involves replacement of existing square columns with round columns on a two-story rear porch and the replacement of the solid railing on the second floor of the porch with a railing made of balusters. Mr. Randy Shipp, City Main Street Manager, was present and gave the staff report on this item. Mr. Shipp noted that the property is within the South Frankfort Historic District. Mr. Shipp stated that Sections 17.102A, 17.102B, 17.102C, and 17.102F were applicable regulations.

Following further discussion, a motion was made by Mr. Dooley that the request be approved and a Certificate of Appropriateness be issued. The motion was seconded by Mr. Stewart and carried unanimously.

The next item of business was a request from the First Presbyterian Church for approval of exterior remodeling at 416 West Main Street. Mr. Shipp

gave the staff report on this request. He stated that the structure is located in the Corner-In-Celebrities Historic District and the applicant proposed to remove the existing raised-seam tin roof and replace it with white fiberglass shingles. Mr. Shipp stated that Sections 17.102A, 17.102B, 17.102D, and 17.102F of the regulations would apply to this request.

Following further discussion, a motion was made by Mr. Harrod to approve the request. The motion was seconded by Mr. Dooley and carried unanimously.

The next item of business was a request from Alex Sanders for new construction at 300 Hermitage Drive. Mr. Shipp stated that this property was located in the Special Capital District and that the applicant requests to construct a detached two-car garage 20' x 30' constructed of wood. Mr. Shipp further stated that the garage would be located 2' from the south side and rear property lines and would be covered with vertical siding and have a saltbox gable roof with a cupola.

Mr. Shipp stated that Sections 17.101A, 17.101B, 17.101C, 17.101D, and 17.101E of the Zoning District Regulations were applicable for this request.

Following questions from the Board to Mr. Sanders, a motion was made by Mr. Sheeting to issue a Certificate of Appropriateness for the construction of the garage with a 2' setback in the rear and side area and a minimum 10' setback from the existing structure. The motion was seconded by Mr. Harrod. The motion carried unanimously.

The next item of business was a request from The River City Aluminum Company, agent for Margaret Hanly, who is the owner of the property located at 201 East Fourth Street. Mr. Shipp stated that the request was for the installation of artificial siding on the property at 201 East Fourth Street. The siding would have the appearance of two and one half inch lap siding. Mr. Shipp noted that work had begun on this property but was stopped until action was taken by this Board. He further stated that Sections 17.102A, 17.102B, 17.102C, and 17.102E of the Zoning District Regulations apply to this request and should be considered.

Mr. Shipp further stated that one window on the west elevation had been prepared for the application of the siding and that once the siding is applied, there will be only a small window facing. Staff requested that it be stipulated that the dimensions of the window facings and surrounds be maintained. Staff further requested that 3" corner boards be installed. Mr. Shipp stated that the shutters should fit the window openings and resemble those that are presently on the structure. He also stated that if the application of artificial siding is approved, that staff would request that the board with be increased to four inches.

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Mr. Bud Maupin with River City Aluminum Company presented a sample of the two-inch board to be used on the property that the owner had selected. He explained that shutters and covered casings were not included in his company's contract with the property owner.

The Board was concerned over the fact that the property owner was not present to hear staff's recommendations. It was moved by Mr. Dooley to defer approval of this application until the next meeting when the owner could be present. The motion was seconded by Mr. Sheeting and carried unanimously. Chairman Cable asked Mr. Shipp to contact the owner to request the owner's presence at the next meeting.

The next request on the agenda was a request from Mary Ellis for exterior remodeling of the property located at 214 East Fourth Street. Mr. Shipp stated that the property is located in the South Frankfort Historic District and that the applicant wishes to install artificial siding with the appearance of four-inch lap siding. Mr. Shipp further stated that window and door facings will be covered with trim to match the existing window trim.

Mr. Shipp stated that Sections 17.102A and 17.102F of the Zoning District Regulations were applicable for this request.

It was stated by Mr. Shipp that the property possesses corner boards, slightly ornamental window surrounds and a wide frieze board with crown molding, and it was staff's recommendation that these elements be retained. Another request by staff was that the prominent architectural details discussed under Section 17.102A be maintained.

Gary Wilson, President of Complete Home Improvement Company, was present to answer questions concerning this request.

A motion was made by Mr. Dooley to approve this application, to include the requests made by staff. The motion was seconded by Mr. Sheeting and carried unanimously.

The next item of business was a request from Faye Haliburton to demolish the vacant structure located at 312 Longlane Avenue. Mr. Shipp gave the staff report for this item. He stated that the property was not located in any National Register or local historic district and would not be eligible for an individual designation. He also stated that routine maintenance has been neglected and the interior has been completely gutted. Mr. Shipp further stated that the property is beyond reclamation and has no usefulness.

Mr. Shipp stated that Sections 17.103A, 17.103B, 17.103C, and 17.103D apply to this request.

Mrs. Haliburton's son was present to answer questions from the Board. A motion was made by Mr. Harrod that the demolition be approved

and this was seconded by Mr. Dooley. The motion carried unanimously.

The next item was a request from Faye Haliburton for approval of exterior remodeling for property located at 310 Longlane Avenue. Mr. Shipp stated that the applicant wishes to remodel the exterior and add a 10' x 20' room to the property. He stated that the proposed work included:

1. The removal of the door and two windows on the east elevation to be replaced with a single window;
2. The enclosure of the recessed porch on the north elevation and the introduction of a new entrance;
3. The construction of a room addition at the rear of the north elevation;
4. The construction of a two-level deck on the west elevation;
5. The conversion of the two windows on the west elevation to doors that would open onto the decks.

Mr. Shipp stated that Sections 17.102A, 17.102B, 17.102C, 17.102E, 17.102F, and 17.102H of the Zoning District Regulations were applicable for this request.

Mr. Shipp stated that the applicant proposes to remove the asbestos shingles and either apply new wood siding or artificial siding. Staff requested that it be stipulated that three-inch corner boards be required and that the appearance of the new siding be that of four-inch lap siding. It was further requested by staff that the two windows on the east elevation be retained.

Following further discussion, a motion was made by Mr. Sheeting to issue a Certificate of Appropriateness for the renovation of the property with the following stipulations:

1. That should artificial siding be used on the structure, that three-inch corner boards and four-inch siding be used;
2. That the front windows be retained, and should they be remodeled or altered, have the appearance of their original state;
3. Should weatherboarding be used rather than aluminum siding, that four-inch weatherboarding be used and that all of the architectural structures and details be retained.

The motion was seconded by Mr. Dooley and carried unanimously.

Chairman Cable noted that Mrs. Haliburton could contact Mr. Shipp at any time for his advice on any questions she may have concerning the stipulations.

Under Staff Discussion, Mr. Shipp reminded the Board of the Heritage Council Preservation Conference and that a session pertaining to architectural review boards would be held on May 9th.

Chairman Cable asked Mr. Shipp about follow-ups on cases and suggested to have examples to go by in referring the people who come before the Board.

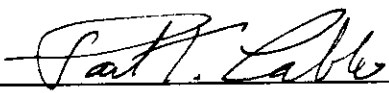
At this time, the representative of River City Aluminum Company readdressed the Board. He asked that if he could comply with the Board's requests, could the Board reopen for a new motion. After some discussion, Mr. Dooley made a motion to rescind the motion made on the Margaret Hanly property located at 201 East Fourth Street. The motion was seconded by Mr. Sheetinger and carried unanimously.

A motion was then made by Mr. Dooley to approve the request with the following stipulations:

1. That four-inch siding be applied;
2. That three-inch corner boards be installed;
3. That the shutters be retained;
4. That new window casings be constructed to reflect an applied casing that would make it a formed molding at the edge of the siding and that the casing be returned to the original casing face and turned and returned into the blind stop of the window sash;
5. That storm windows be removed to allow that casing to be returned to the window sash.

Mr. Sheetinger seconded the motion and the motion was carried unanimously.

A motion was made by Mr. Dooley to adjourn. The motion was seconded by Mr. Sheetinger and carried unanimously.


CHAIRMAN